



CITY OF GREENWOOD

REPORT OF TECHNICAL REVIEW COMMITTEE

Docket#: PC2006-019 Date of Report: 3/29/06
Project: Briarstone, Section 2 – Secondary Plat
Representative: Jim Rhinehart, Stoepfelwerth
TRC Members Present: Chairman: Ed Ferguson (Planning), Lowell Weber (Planning), Deborah Luzier (Planning), Kevin Riddle (Engineering), Tracy Rumble (Greenwood Fire), Eric Brown (White River Twp Fire), Taylor Woollen (Police), Evan Springer (Parks), Keith Meier (Sanitation)

Project Description:
Located on the northwest corner of Emerson and Pushville Rd.

Minutes/Comments:

Rhinehart presented project

Ed Ferguson, Planning, inquired about the timing of improvements to Emerson for this project. Rhinehart said that improvements would be done section by section. Ferguson suggested that rights-of-way be dedicated up front. Right-of-way from this section all the way to Pushville Road should be done all at once.

Kevin Riddle, Engineering, asked that the rear yard slopes and the swale slope along the Emerson right-of-way be added. Rhinehart said that the slopes are designed to be 1.5%.

Riddle said that off-site plat-over easements need to be shown on the plans – there are 4-5 of them. This information can be added to the grading plan.

Riddle inquired about the acquisition of right-of-way for the passing blisters. Rhinehart said that it shouldn't be an issue – most was obtained by Crossman at the project's onset.

Riddle asked that details for the swale along the passing blisters be shown. There are drainage problems in this area – make sure there is positive drainage. Riddle also noted that the existing pipes under Emerson need to be inspected or removed. The area between Lots 52 and 53 is a high-point. Also, reference the existing easements with document numbers – i.e. the 23 1/2 –foot easement connecting the water towers. Ferguson inquired about the presence of the easement versus the right-of-way and to determine who is responsible for maintenance.

Ferguson requested an overall traffic sign plan for the subdivision.

Tracy Rumble, Greenwood Fire, distributed written report. The hydrant in Section 3 needs to be noted on the plans.

Motion to approve comments by Riddle, second by Webber. Motion passes unanimously.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

1. Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
2. Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
3. Sanitary sewer plans shall be subject to review and approval by outside city consultant.
4. Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
5. Landscape plans shall be subject to revision as per written staff report.
6. All written comments listed in Fire Department's report shall be met. (attached)
7. Plans shall show percentage slope for drainage swales – rear yards, side yards, and along Emerson Avenue

8. Off-site plat-over easements shall be dedicated prior to issuance of Land Alteration Permit. Show and label easements on the plans
9. Add notes or information about drainage outlet points along Emerson Avenue to the south.
10. All existing drainage pipes under Emerson Avenue shall be subject to field inspection by City Engineer to determine maintenance or replacement by developer.